



Douglas La Follette  
Secretary of State

Jack C. Voight  
State Treasurer

Peggy A. Lautenschlager  
Attorney General

Tia Nelson  
Executive Secretary

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## AGENDA

January 2, 2007

2:00 P.M.

Board of Commissioners of Public Lands

125 S. Webster Street, Room 200

Madison, Wisconsin

1. Call to Order
2. Approve Minutes – May 16, June 6, June 20, July 5, August 1, August 15, September 5, September 19, October 3, October 10, October 17, November 7, November 21, and December 12, 2006
3. Approve Loans
4. Land Bank Sales
  - A. Sale of Trust Lands to Sawyer County
5. Executive Secretary's Report
4. Adjourn

**BOARD MEETING  
JANUARY 2, 2007**

**AGENDA ITEM 2  
APPROVE MINUTES**

Attached for approval are the minutes from the previous board meetings. They include:

- May 16, 2006
- June 6, 2006
- June 20, 2006
- July 5, 2006
- August 1, 2006
- August 15, 2006
- September 5, 2006
- September 19, 2006
- October 3, 2006
- October 10, 2006
- October 17, 2006
- November 7, 2006
- November 21, 2006
- December 12, 2006

BOARD ACTION \_\_\_\_\_  
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Board Meeting Minutes  
May 16, 2006

**ITEM 1. CALL TO ORDER**

Commissioner La Follette called the meeting of the Board of Commissioners of Public Lands to order at 10:45 a.m.. He noted that he and Commissioner Voight were present and that Commissioner Lautenschlager would arrive shortly.

Present were:

- |   |  |
|---|--|
| Doug La Follette, Board Chair               | Secretary of State                       |
| Jack Voight, Commissioner                   | State Treasurer                          |
| Peg Lautenschlager, Commissioner            | Attorney General (arrived at 11:00 a.m.) |
| Tia Nelson, Executive Secretary             | Board of Commissioners of Public Lands   |
| Tom German, Deputy Secretary                | Board of Commissioners of Public Lands   |
| Michael Paus, District Office Administrator | Board of Commissioners of Public Lands   |
| John Rader, Deputy State Treasurer          | State Treasurer’s Office                 |
| Bob Hunter, Assistant Attorney General      | Department of Justice                    |
| Denise Nechvatal                            | Board of Commissioners of Public Lands   |
| Vicki Halverson                             | Board of Commissioners of Public Lands   |

**ITEM 2. APPROVE MINUTES - December 20, 2005; January 3 & 17; February 7 & 21; March 7 & 21; April 4 & 18; May 2, 2006**

Board Chair La Follette stated that he had looked over the minutes and asked for a motion to approve the.

**MOTION:** Commissioner Voight moved to approve the minutes; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 3. APPROVE LOAN**

<u>Municipality</u>	<u>Municipality Type</u>	<u>Loan Amount</u>
1. Adell	Village	\$600,000.00
County of Sheboygan	Rate: 5.00	
Application #: 02006123	Filed: April 17, 2006	
Purpose: Fund street reconstruction and utilities		

**MOTION:** Commissioner Voight moved to approve the loan; Board Chair La Follette seconded the motion. Board Chair La Follette asked if the loan had received legal review; Assistant Attorney General Bob Hunter replied that it had. The motion passed, 2-0.

**ITEM 4A. TRUST LAND ITEMS – Land Bank Authority Exhibit 1 & 2**

Board Chair La Follette explained that the land bank authority had been signed into law. He thanked Executive Secretary Nelson and the staff for their work. The Board’s staff have developed a list of criteria that would be used to purchase and sell land, an option form for land

acquisitions, and a Memorandum of Understanding with the DNR and DOA on the implementation of purchases and sales. They have asked the Board to approve the criteria list, the option form and the Memorandum of Understanding, in addition to directing the Executive Secretary to develop policies and procedures to implement the land bank authority. He asked for a motion.

**MOTION:** Commissioner Voight moved to approve the criteria list, the option form, the Memorandum of Understanding and to direct the Executive Secretary to develop policies and procedures to implement the land bank authority. Board Chair La Follette seconded the motion.

**RESOLVED** that the Board of Commissioners of Public Lands (the "Board") approves the criteria set forth in Exhibit 1 for the evaluation of sales and purchase of lands pursuant to the Land Bank Law.

**FURTHER RESOLVED** that the Board approves the use of the Option Form attached as Exhibit 2 by BCPL staff for the acquisition of land pursuant to the Land Bank Law.

**FURTHER RESOLVED** that the Board authorizes and directs the Executive Secretary to develop and execute an MOU with the DNR and DOA with respect to the implementation of the Land Bank Law.

**FURTHER RESOLVED** that the Board authorizes and directs the Executive Secretary to develop policies and procedures for the effective implementation of the Land Bank Law.

Commissioner Voight asked whether the exhibits had been reviewed by the other agencies (i.e., the DNR and DOA). Executive Secretary Nelson replied that the sales and purchase criteria have been shared with both agencies and the option form is very similar to the form used by the DNR. The purpose of the option form is to show BCPL's intent for the land purchase but the Board would have final approval of the purchase.

Board Chair La Follette stated that the list of criteria would be beneficial in helping the Board achieve its land consolidation and management goals. Executive Secretary Nelson added that the documents presented for the Board's review and approval would help establish guidelines, policies and procedures for the purchase and sale of Trust Lands. In addition, these documents would aid staff in prioritizing land to be sold and purchased. The options form will give staff a standard, legal means which can be used when negotiating with land owners. The agency's goal in developing an MOU is to have a framework with guidelines and policies that are clear but would also document how decisions have been made and why. Information can then be provided to the legislature in the future to show the success of the program and how the authority was used responsibly to achieve the objectives of the legislation.

Commissioner Voight asked for a copy of the map showing the nine county consolidation zone and the list of property designated for sale. Executive Secretary Nelson replied that she would forward those documents to him. She added that the concept paper provides a comprehensive overview of the program and its objectives.

Board Chair La Follette noted that Commissioner Lautenschlager had arrived. He gave an update of the meeting proceedings.

Commissioner Voight inquired about the length of time it may take to complete the land bank consolidation in the nine county area and what lands would be sold. Executive Secretary Nelson replied that the legislation was authorized and budgeted for four years at \$2 million per year. The consolidation plan would continue into the future but at some point the broad objectives of the plan will have been met. Board Chair La Follette asked if an update would be provided every six months. Executive Secretary Nelson replied that an activity report would be provided annually. She clarified to Commissioner Voight that land would be sold within the consolidation zone if it is natural quality area land. The goal is to have the DNR manage those lands. The BCPL would then replace those lands with working forests. Natural quality area lands within the consolidation zone would be sold as well as isolated or non-productive lands. All land outside the consolidation zone would be offered for sale.

The resolutions passed on a 3-0 vote.

#### **ITEM 4B. i. SAWYER COUNTY SALE**

Board Chair La Follette said he had reviewed the items presented for sale and purchase. He noted that they fit within the criteria. He asked for a motion to approve the Sawyer County sale for approximately 1400 acres.

**MOTION:** Commissioner Voight moved to approve the sale; Commissioner Lautenschlager seconded the motion. The motion passed, 3-0.

#### **ITEM 4B. ii. FLORENCE COUNTY SALE**

Board Chair La Follette said that this sale also fit the criteria and asked for a motion to approve it.

**MOTION:** Commissioner Lautenschlager moved to approve the sale; Commissioner Voight seconded the motion. The motion passed, 3-0.

#### **ITEM 4B. iii. JACOBSON PROPERTY PURCHASE**

#### **ITEM 4B. iv. PLUM CREEK PURCHASE**

#### **ITEM 4B. v. AMERICAN TIMBERLANDS PURCHASE**

#### **ITEM 4B. vi. TYLER PROPERTY PURCHASE**

Board Chair La Follette explained that the items were informational only and may be presented to the Board for approval at a future board meeting. Commissioner Voight asked about the funding source for land purchases. Executive Secretary Nelson replied that there would be two sources of funding. One source would be the DNR. The lands targeted for purchase by the DNR would include natural area lands and other lands within existing DNR project boundaries. The DNR is required by law to purchase \$2 million of the Board's Trust Lands per year for four years using funds from the Knowles-Nelson Stewardship Fund. The other source of funding would be from Trust Land sales.

Commissioner Voight asked if the criteria items listed in Exhibit 1 had equal value in evaluating lands for sale or purchase. Executive Secretary Nelson replied that staff had discussed the topic extensively and had agreed on a minimum threshold for criteria. She felt that the criteria should be weighted equally and that more than 50% of the criteria should be met, although staff had not

finalized that aspect of the evaluation process. She added that the purpose for the screening was to prioritize land acquisitions and sales. She reminded the Board that the legislation included criteria that consisted of increasing management efficiency, reducing forest fragmentation or increasing public access. Commissioner Lautenschlager expressed her desire to meet legislative intent without a burdensome process. She added that developing sub-criteria under the three legislative criteria could be used by staff to weigh the standards used in a land purchase. Board Chair La Follette said he viewed the criteria as a set of guidelines and would give staff discretion when evaluating property for purchase. Executive Secretary Nelson responded that a clear, documented process would be used and that the Board would have final approval on any land acquisitions or sales. The Board agreed that it was important to document all proposals, whether or not they resulted in an acquisition or a sale. They also agreed that any rejected proposals that were controversial should be presented to the Board.

#### **ITEM 4B. vii. MARINETTE COUNTY EXCHANGE**

Board Chair La Follette said the exchange allows access to and consolidation of Trust Lands.

**MOTION:** Commissioner Voight moved to approve the exchange; Commissioner Lautenschlager seconded the motion. The motion passed, 3-0.

#### **ITEM 4C. EXCEPTION TO ATV POLICY FOR HANDICAP ACCESS**

Board Chair La Follette gave a brief explanation of the agenda item. The DNR currently has a policy for handicap access on state lands. He said the Board's policy would mirror the DNR's policy and allow ATV access on Trust Lands to those individuals who possess a handicap permit.

**MOTION:** Commissioner Voight moved to adopt the resolution; Commissioner Lautenschlager seconded the motion.

**RESOLVED**, that the Board of Commissioners of Public Lands recognizes a limited exception to the general prohibition against All Terrain Vehicles on Trust Lands in favor of disabled persons with a documented disability who have received a permit to use motorized vehicles on DNR Lands.

**FURTHER RESOLVED**, that the Executive Secretary is authorized and directed to implement this policy with any reasonable restrictions she deems necessary and the Executive Secretary is authorized and directed to develop any forms necessary for the implementation of this policy.

Commissioner Voight asked about the cost of a permit and how long it would be valid. Deputy Secretary Tom German replied that it was an annual permit. He was unsure of the cost but believed it was nominal.

Assistant Attorney General Bob Hunter inquired about the enforcement of the permit and how violations would be managed. Commissioner Lautenschlager replied that local law enforcement authorities would have the power to enforce the permit. Despite the Board's policy of prohibiting ATV's on Trust Lands, she feels that allowing ATV access to individuals with disabilities was important.

Executive Secretary Nelson added that clarification needed to be given on whether the DNR has enforcement authority on BCPL Trust Lands when violations occur. Commissioner Lautenschlager replied that the Attorney General's office could provide a legal opinion if necessary.

The motion passed, 3-0.

#### **ITEM 4D. INCREASE TIMBER PERMIT SALE MAXIMUM**

Board Chair La Follette gave an explanation of the timber sale process. Timber sales with a large volume of timber are offered for sale using a sealed bid process. A permit timber sale consists of a smaller volume of timber and are offered directly to loggers. The price limit set for timber permit sales is adjusted in proportion to the market value of timber. Staff are recommending that the Board approve increasing the permit limit from \$9,000 to \$12,000.

**MOTION:** Commissioner Voight moved to raise the limit on timber permit sales to \$12,000; Commissioner Lautenschlager seconded the motion.

Commissioner Voight asked if the increase would affect the demand. Executive Secretary Nelson replied that timber permit sales are utilized when timber on a small tract of Trust Lands is ready for harvest but, due to the small volume of timber, a sealed bid timber sale may not result in any bids. Commissioner Lautenschlager expressed her aversion to no bid contracts and asked the rationale and justification for the permit. District Office Administrator Michael Paus explained that if a timber sale is being conducted adjacent to Trust Lands, the timber permit sale option gives staff the opportunity to offer timber that is ready for harvest on that parcel to the logger.

The motion passed, 3-0.

#### **ITEM 5. ADJOURN**

Commissioner Lautenschlager moved to adjourn the meeting; Commissioner Voight seconded the motion. The motion passed, 3-0.

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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
June 6, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:01 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Vicki Halverson	Board of Commissioners of Public Lands
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. La Crosse County of La Crosse Application #: 02006127 Purpose: Refinance business park infrastructure	County Rate: 5.00 Filed: May 18, 2006	\$344,000.00
2. Newbold County of Oneida Application #: 02006131 Purpose: Construct town road	Town Rate: 4.75 Filed: May 15, 2006	\$150,000.00
3. Oakdale County of Monroe Application #: 02006124 Purpose: Purchase new dump truck	Town Rate: 4.50 Filed: May 10, 2006	\$55,401.00
4. Rochester County of Racine Application #: 02006128 Purpose: Purchase fire department equipment	Town Rate: 4.50 Filed: May 18, 2006	\$145,670.00

5.	Rochester County of Racine Application #: 02006130 Purpose: Finance road project and purchase fire truck equipment	Village Rate: 4.75 Filed: May 25, 2006	\$125,000.00
6.	Siren County of Burnett Application #: 02006129 Purpose: Reconstruct street	Village Rate: 5.00 Filed: May 22, 2006	\$220,000.00
7.	Springdale County of Dane Application #: 02006126 Purpose: Purchase snow plow truck and equipment	Town Rate: 4.50 Filed: May 18, 2006	\$105,000.00
8.	Waupaca County of Waupaca Application #: 02006125 Purpose: Refinance loan for communications utility	City Rate: 4.75 Filed: May 15, 2006	\$460,000.00
<b>TOTAL</b>			<b>\$1,605,071.00</b>

### ITEM 3. EXECUTIVE SECRETARY'S REPORT

Nothing to report.

### ITEM 4. ADJOURN

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

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Board Meeting Minutes  
June 20, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Vicki Halverson	Board of Commissioners of Public Lands
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Blue Mounds County of Dane Application #: 02006132 Purpose: Finance infrastructure improvements for TIF #1	Village Rate: 5.00 Filed: May 24, 2006	\$500,000.00
2. Clyman County of Dodge Application #: 02006135 Purpose: Reconstruct street and utility improvements	Village Rate: 4.75 Filed: June 7, 2006	\$400,000.00
3. Land O Lakes County of Vilas Application #: 02006134 Purpose: Purchase fire truck	Town Rate: 4.75 Filed: June 7, 2006	\$286,590.00
4. Wittenberg-Birnamwood County of Marathon And Shawano Application #: 02006133 Purpose: Purchase software and equipment	School Rate: 4.50 Filed: May 31, 2006	\$500,000.00
<b>TOTAL</b>		<b>\$1,686,590.00</b>

**ITEM 3. EXECUTIVE SECRETARY'S REPORT**

Deputy Secretary Tom German reported that the loan limit had been increased to \$2,000,000.

**ITEM 4. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

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Board Meeting Minutes  
July 5, 2006

**ITEM 1. CALL TO ORDER**

Commissioner Lautenschlager called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m. She noted that she and Commissioner Voight were present.

Present were:

Peg Lautenschlager, Commissioner	Attorney General
Jack Voight, Commissioner	State Treasurer
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Commissioner Lautenschlager asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Commissioner Lautenschlager seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Algoma County of Kewaunee Application #: 02006141 Purpose: Finance site acquisition and preparation in TIF #2	City Rate: 5.00 Filed: June 15, 2006	\$655,170.00
2. Athens County of Marathon And Taylor Application #: 02006138 Purpose: Fund remodeling and repairs	School Rate: 4.50 Filed: June 14, 2006	\$300,000.00
3. Bayside County of Milwaukee And Ozaukee Application #: 02006143 Purpose: Repave streets and sewer work	Village Rate: 5.00 Filed: June 19, 2006	\$480,000.00
4. Bayside County of Milwaukee And Ozaukee Application #: 02006144 Purpose: Purchase dump truck with wing plow	Village Rate: 4.75 Filed: June 19, 2006	\$87,000.00

5.	Beaver County of Marinette Application #: 02006142 Purpose: Purchase a plow truck	Town Rate: 5.25 Filed: June 15, 2006	\$58,000.00
6.	Hales Corners County of Milwaukee Application #: 02006139 Purpose: Fund sanitary sewer construction	Village Rate: 5.00 Filed: June 7, 2006	\$501,819.00
7.	Hales Corners County of Milwaukee Application #: 02006140 Purpose: Purchase fire truck	Village Rate: 4.75 Filed: June 7, 2006	\$325,639.00
8.	Lomira County of Dodge Application #: 02006146 Purpose: Finance site preparation costs for TIF #4	Village Rate: 5.00 Filed: June 20, 2006	\$620,000.00
9.	Oakfield County of Fond Du Lac Application #: 02006147 Purpose: Purchase two fire trucks	Village Rate: 4.75 Filed: June 26, 2006	\$250,000.00
10.	St Croix County of St Croix Application #: 02006148 Purpose: Purchase equipment and improvements	County Rate: 4.50 Filed: June 26, 2006	\$663,274.00
11.	Stoddard County of Vernon Application #: 02006145 Purpose: Purchase sewer jetter and sewer vacuum	Village Rate: 4.75 Filed: June 19, 2006	\$59,500.00
12.	Two Rivers County of Manitowoc Application #: 02006137 Purpose: Purchase pumper truck	Town Rate: 4.50 Filed: June 14, 2006	\$100,000.00
13.	West Allis County of Milwaukee Application #: 02006136 Purpose: Purchase blighted property for redevelopment	City Rate: 5.00 Filed: June 13, 2006	\$1,000,000.00
<b>TOTAL</b>			<b>\$5,100,402.00</b>

**ITEM 3. EXECUTIVE SECRETARY'S REPORT**

Nothing to report.

**ITEM 4. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Commissioner Lautenschlager seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
August 1, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:35 p.m. He noted that he and Commissioner Lautenschlager were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Peg Lautenschlager, Commissioner	Attorney General
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Lautenschlager moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Algoma County of Kewaunee Application #: 02006141 Purpose: Finance site acquisition and preparation in TIF #2	City Rate: 5.00 Filed: June 15, 2006	\$655,170.00
2. Athens County of Marathon And Taylor Application #: 02006138 Purpose: Fund remodeling and repairs	School Rate: 4.50 Filed: June 14, 2006	\$300,000.00
3. Bayside County of Milwaukee And Ozaukee Application #: 02006143 Purpose: Repave streets and sewer work	Village Rate: 5.00 Filed: June 19, 2006	\$480,000.00
4. Bayside County of Milwaukee And Ozaukee Application #: 02006144 Purpose: Purchase dump truck with wing plow	Village Rate: 4.75 Filed: June 19, 2006	\$87,000.00

**ITEM 3. EXECUTIVE SECRETARY'S REPORT**

Nothing to report.

**ITEM 4. ADJOURN**

**MOTION:** Commissioner Lautenschlager moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
August 15, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:35 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Algoma Sanitary District #1 County of Winnebago Application #: 02007010 Purpose: Finance municipal water system	Sanitary District Rate: 5.50 Filed: July 28, 2006	\$750,000.00
2. Campbell County of La Crosse Application #: 02007013 Purpose: Finance street reconstruction	Town Rate: 5.25 Filed: August 7, 2006	\$550,000.00
3. Ellsworth County of Pierce Application #: 02007006 Purpose: Purchase land in TID #7	Village Rate: 5.50 Filed: July 21, 2006	\$782,500.00
4. Kettle Moraine County of Jefferson and Waukesha Application #: 02007011 Purpose: Finance telephone and technology upgrade	School Rate: 5.00 Filed: August 2, 2006	\$189,760.00
5. Prescott County of Pierce Application #: 02007007 Purpose: Purchase property in TIF #5	City Rate: 5.50 Filed: July 17, 2006	\$1,600,000.00

6.	Raymond County of Racine Application #: 02007009 Purpose: Finance addition to building	Town Rate: 5.00 Filed: July 31, 2006	\$60,000.00
7.	Stevens Point County of Portage Application #: 02007012 Purpose: Purchase two land parcels for TIF #6	City Rate: 5.25 Filed: August 7, 2006	\$325,000.00
8.	Twin Lakes County of Kenosha Application #: 02007008 Purpose: Purchase vacuum truck	Village Rate: 5.00 Filed: July 27, 2006	\$55,000.00
<b>TOTAL</b>			<b>\$4,312,260.00</b>

### ITEM 3. EXECUTIVE SECRETARY'S REPORT

Nothing to report.

### ITEM 4. ADJOURN

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
September 5, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:07 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Madison Metropolitan County of Dane Application #: 02007016 Purpose: Purchase Linden Park site	School Rate: 4.75 Filed: August 10, 2006	\$600,000.00
2. Marshfield County of Marathon and Wood Application #: 02007017 Purpose: Construct municipal airport terminal	City Rate: 5.00 Filed: August 14, 2006	\$155,000.00
3. West Allis County of Milwaukee Application #: 02007014 Purpose: Finance land acquisition and remediation	City Rate: 5.50 Filed: August 9, 2006	\$1,000,000.00
4. Whitestown County of Vernon Application #: 02007018 Purpose: Purchase dump truck	Town Rate: 5.25 Filed: August 22, 2006	\$106,732.50

5.	Wilmot Union High County of Kenosha Application #: 02007015 Purpose: Purchase fitness equipment	School Rate: 5.00 Filed: August 10, 2006	\$111,743.00
<b>TOTAL</b>			<b>\$1,973,475.50</b>

**ITEM 3. EXECUTIVE SECRETARY’S REPORT**

Executive Secretary Nelson reported that the first sale of natural area Trust Lands to the DNR would be presented to the DNR board at their September meeting.

**ITEM 4. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
September 19, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:01 p.m. He noted that he and Commissioner Voight were present.

Present were:

- |                                    |  |
|------------------------------------|--|
| Doug La Follette, Board Chair      | Secretary of State                     |
| Jack Voight, Commissioner          | State Treasurer                        |
| Tia Nelson, Executive Secretary    | Board of Commissioners of Public Lands |
| Tom German, Deputy Secretary       | Board of Commissioners of Public Lands |
| Bob Hunter, Asst. Attorney General | Department of Justice                  |
| Coletta DeMuth                     | Board of Commissioners of Public Lands |

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Chenequa County of Waukesha Application #: 02007020 Purpose: Excavation and remediation of dump site	Village Rate: 5.25 Filed: August 29, 2006	\$135,000.00
2. Combined Locks County of Outagamie Application #: 02007021 Purpose: Finance schematic design - facility renovation	Village Rate: 5.25 Filed: August 17, 2006	\$75,000.00
3. Trempealeau County of Trempealeau Application #: 02007019 Purpose: Build a community based residential facility	County Rate: 5.50 Filed: August 28, 2006	\$200,000.00
<b>TOTAL</b>		<b>\$410,000.00</b>

**ITEM 3. EXECUTIVE SECRETARY’S REPORT**

Executive Secretary Nelson reported that once the DNR board approves the purchase of the natural area quality Trust Lands at their September 26 meeting, the transaction would then be presented to the Commissioners for their approval.

**ITEM 4. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

\_\_\_\_\_  
Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
October 3, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 3:15 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Levis County of Clark Application #: 02007023 Purpose: Finance road blacktopping	Town Rate: 5.00 Filed: September 18, 2006	\$110,000.00
2. Raymond County of Racine Application #: 02007022 Purpose: Purchase tanker truck	Town Rate: 5.00 Filed: September 15, 2006	\$119,000.00

**ITEM 3. EXECUTIVE SECRETARY’S REPORT**

Deputy Secretary German reported that some land bank transactions were ready for the Commissioners’ approval.

**ITEM 4. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

Board Meeting Minutes  
October 10, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 10:00 a.m. He noted that he and Commissioner Voight were present. Board Chair La Follette thanked the staff for their work on the Land Bank transactions. He also thanked District Office Administrator Michael Paus and the district office staff for their work in evaluating the Trust Lands for sale and potential lands for purchase.

Present were:

Doug La Follette, Board Chair  
Jack Voight, Commissioner  
Tia Nelson, Executive Secretary  
Tom German, Deputy Secretary  
Patti Cronin

Secretary of State  
State Treasurer  
Board of Commissioners of Public Lands  
Board of Commissioners of Public Lands  
Board of Commissioners of Public Lands

**ITEM 2. LAND BANK SALES**

**A. Sale of Iron County Property to DNR**

Board Chair La Follette explained that the property would be sold for \$560,000 to the DNR. He added that the property was primarily wetlands and that the DNR wanted to preserve the land.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of Five Hundred Sixty Thousand Dollars (\$560,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 2. LAND BANK SALES**

**B. Sale of Oneida County Property to DNR**

Board Chair La Follette explained that the property would be sold for \$62,000. The Board would maintain the right to harvest timber on the property.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of Sixty-Two Thousand Dollars (\$62,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 2. LAND BANK SALES**

**C. Sale of Shawano County Property to DNR**

Board Chair La Follette explained that the property would be sold for \$100,500. The property is primarily wetlands near the Wolf River.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of One Hundred Thousand, Five Hundred Dollars (\$100,500) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 2. LAND BANK SALES**

**D. Sale of Jackson County Property to DNR**

Board Chair La Follette explained that the property would be sold for \$32,000. Again, the property is primarily wetlands.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Property to the Wisconsin Department of Natural Resources at the price of Thirty-Two Thousand Dollars (\$32,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 3. LAND BANK PURCHASES**

**A. Purchase of Langlade County Property from Helen Jacobson**

Board Chair La Follette explained that the property would be purchased for \$140,000. The property is adjacent to BCPL Trust Lands.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the purchase of the Property at the price of One Hundred Forty-Thousand Dollars (\$140,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The transaction is contingent upon BCPL having sufficient funds available in land bank accounts to close the purchase. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

#### **ITEM 4. MEMORANDUM OF UNDERSTANDING WITH DNR AND DOA**

Board Chair La Follette asked for clarification on whether or not a motion was required. Executive Secretary Nelson replied no and reiterated that the Board had granted her the authority to negotiate the MOU. It was being presented as an informational item only. Board Chair La Follette noted for the record that the Board had accepted the negotiated and approved MOU.

#### **ITEM 5. EXECUTIVE SECRETARY'S REPORT**

Executive Secretary Nelson reported that a sizeable purchase of property called "American Timberlands" would be presented to the board for approval in the very near future. The board agreed that adding the purchase to the November 7 board meeting would be acceptable, if all the materials were received by that date.

Commissioner Voight inquired about the cost of the American Timberlands property. Executive Secretary Nelson replied that the total acres was 1,520 and the purchase price would be \$2.2 million. She explained that the Board would hold fee and timber rights to the property and the DNR would manage the public access rights. The cost of the property would be split 40 / 60% with the DNR. The Board's cost would be slightly under \$1.5 million. Board Chair La Follette asked if the property was near other Trust Lands being managed for timber harvest. Executive Secretary Nelson replied that it was.

She was asking for the Board's agreement to include this purchase at an upcoming meeting so that the transaction could be completed before the end of the calendar year. The approval of the Board's purchase of the American Timberland property would be contingent upon the DNR purchasing other Trust Lands that had been identified by staff.

#### **ITEM 6. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

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Board Meeting Minutes  
October 17, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:06 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Germantown County of Washington Application #: 02007025 Purpose: Fund construction of gymnasium space	School Rate: 5.00 Filed: September 27, 2006	\$300,000.00
2. Lake Altoona Rehabilitation District County of Eau Claire Application #: 02007027 Purpose: Finance lake dredging	Lake District Rate: 5.25 Filed: September 29, 2006	\$2,000,000.00
3. Orienta County of Bayfield Application #: 02007031 Purpose: Purchase a backhoe and tractor with brusher attachment	Town Rate: 5.25 Filed: October 4, 2006	\$133,654.00
4. Palmyra County of Jefferson Application #: 02007029 Purpose: Finance infrastructure improvements in TIF #3	Village Rate: 5.50 Filed: October 2, 2006	\$527,500.00

5.	Presque Isle County of Vilas Application #: 02007026 Purpose: Finance construction of library addition	Town Rate: 5.25 Filed: September 29, 2006	\$600,000.00
6.	Remington County of Wood Application #: 02007024 Purpose: Purchase fire truck and equipment	Town Rate: 5.25 Filed: September 27, 2006	\$30,000.00
7.	Summit County of Waukesha Application #: 02007032 Purpose: Finance capital purchases	Town Rate: 5.00 Filed: October 5, 2006	\$165,000.00
8.	Turtle Lake County of Barron and Polk Application #: 02007030 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: October 2, 2006	\$665,000.00
9.	Washburn County of Bayfield Application #: 02007028 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: September 28, 2006	\$830,000.00
<b>TOTAL</b>			<b>\$5,251,154.00</b>

### ITEM 3. EXECUTIVE SECRETARY'S REPORT

Executive Secretary Nelson reported that unfunded pension liability loans had exceeded the \$15 million threshold and staff recommend increasing the limit to \$20 million. No action was required by the Board.

### ITEM 4. ADJOURN

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

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Board Meeting Minutes  
November 7, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Bonduel County of Shawano Application #: 02007034 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: October 11, 2006	\$775,000.00
2. Calumet County of Fond Du Lac Application #: 02007033 Purpose: Purchase equipment van and extracting equipment	Town Rate: 5.00 Filed: October 9, 2006	\$150,000.00
3. Dodgeland County of Dodge Application #: 02007038 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: October 13, 2006	\$738,000.00
4. Glendale County of Milwaukee Application #: 02007035 Purpose: Finance unfunded pension liability	City Rate: 6.00 Filed: October 11, 2006	\$1,500,000.00

5. Green Lake School \$530,000.00  
County of Green Lake Rate: 6.00  
Application #: 02007041 Filed: October 16, 2006  
Purpose: Finance unfunded pension liability
6. Kingston Village \$36,817.00  
County of Green Lake Rate: 5.00  
Application #: 02007036 Filed: October 12, 2006  
Purpose: Finance aeration system upgrade and valve maintenance
7. Montello Lake Inland Pro & Rehab Lake District \$93,500.00  
County of Marquette Rate: 5.25  
Application #: 02007044 Filed: October 11, 2006  
Purpose: Purchase lake harvester
8. Norwalk Village \$370,000.00  
County of Monroe Rate: 5.50  
Application #: 02007040 Filed: October 4, 2006  
Purpose: Finance water, sewer and street reconstruction
9. Oregon Village \$2,000,000.00  
County of Dane Rate: 5.50  
Application #: 02007045 Filed: October 23, 2006  
Purpose: Finance infrastructure improvements in TIF #3
10. Rhinelander City \$550,000.00  
County of Oneida Rate: 5.50  
Application #: 02007042 Filed: October 16, 2006  
Purpose: Finance infrastructure and site improvements
11. Richfield Town \$160,000.00  
County of Washington Rate: 5.50  
Application #: 02007048 Filed: October 27, 2006  
Purpose: Finance Riverview Drive paving project
12. Sussex Village \$900,000.00  
County of Waukesha Rate: 5.00  
Application #: 02007043 Filed: October 18, 2006  
Purpose: Finance land acquisition and redevelopment
13. Tomahawk Town \$48,286.83  
County of Lincoln Rate: 5.00  
Application #: 02007039 Filed: October 13, 2006  
Purpose: Finance street improvements
14. Tripp Town \$235,000.00  
County of Bayfield Rate: 5.50  
Application #: 02007046 Filed: October 26, 2006  
Purpose: Finance garage construction

15.	Union Grove Union High County of Kenosha And Racine Application #: 02007047 Purpose: Refinance unfunded pension liability	School Rate: 6.00 Filed: October 25, 2006	\$642,000.00
16.	Wausaukee County of Marinette Application #: 02007049 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: October 23, 2006	\$856,000.00
17.	Westby Area County of La Crosse, Monroe And Vernon Application #: 02007037 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: October 13, 2006	\$1,300,000.00
<b>TOTAL</b>			<b>\$10,884,603.83</b>

### ITEM 3. EXECUTIVE SECRETARY'S REPORT

The Board discussed the dates of upcoming board meetings. Neither Commissioner would be available for the next regularly scheduled board meeting on December 5. The board would decide on a December board meeting date at the next meeting on November 21.

### ITEM 4. ADJOURN

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

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Board Meeting Minutes  
November 21, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:10 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Hortonville County of Outagamie Application #: 02007056 Purpose: Fund roadway and infrastructure construction	Village Rate: 5.00 Filed: November 10, 2006	\$549,500.00
2. Iowa-Grant County of Grant and Iowa Application #: 02007054 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 6, 2006	\$950,000.00
3. Oak Creek-Franklin County of Milwaukee Application #: 02007050 Purpose: Purchase property	School Rate: 5.25 Filed: November 1, 2006	\$886,000.00
4. Rosendale-Brandon County of Fond du Lac and Winnebago Application #: 02007053 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 3, 2006	\$1,140,365.00

5.	Seneca County of Crawford Application #: 02007055 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 1, 2006	\$418,000.00
6.	Sevastopol County of Door Application #: 02007052 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 2, 2006	\$500,000.00
7.	Spencer County of Clark and Marathon Application #: 02007051 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 2, 2006	\$647,000.00
<b>TOTAL</b>			<b>\$5,090,865.00</b>

### ITEM 3. EXECUTIVE SECRETARY'S REPORT

Executive Secretary Nelson reported that land transactions would be included on the December 12 Board Meeting agenda. The Commissioners agreed to cancel the December 5 meeting and approve any loans at the December 12 meeting. A meeting on December 19 would be contingent on any loans being received for Board approval. The Commissioners agreed to hold the January 2 board meeting. Executive Secretary Nelson recommended that the Board continue with meetings on the first and third Tuesday of each month, unless the new Commissioners were not in agreement with that.

### ITEM 4. ADJOURN

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

Board Meeting Minutes  
December 12, 2006

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:10 p.m. He noted that he and Commissioner Voight were present.

Present were:

Doug La Follette, Board Chair	Secretary of State
Jack Voight, Commissioner	State Treasurer
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Bob Hunter, Asst. Attorney General	Department of Justice
Coletta DeMuth	Board of Commissioners of Public Lands
Patti Cronin	Board of Commissioners of Public Lands

**ITEM 2. APPROVE LOANS**

Board Chair La Follette asked if the loans had received legal review; Bob Hunter replied that they had.

**MOTION:** Commissioner Voight moved to approve the loans; Board Chair La Follette seconded the motion. The motion passed, 2-0.

Municipality	Municipal Type	Loan Amount
1. Brooklyn County of Dane and Green Application #: 02007060 Purpose: Purchase vehicles, street improvements	Village Rate: 5.25 Filed: November 15, 2006	\$70,359.00
2. Bruce County of Rusk and Sawyer Application #: 02007066 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 2, 2006	\$1,065,540.00
3. Chenequa County of Waukesha Application #: 02007058 Purpose: Finance excavation and remediation of dump site	Village Rate: 5.25 Filed: November 20, 2006	\$115,000.00
4. Chetek County of Barron Application #: 02007068 Purpose: Refinance land acquisition loan, industrial park development	City Rate: 5.25 Filed: December 4, 2006	\$280,000.00

5.	Eagle County of Waukesha Application #: 02007062 Purpose: Construct park pavilion	Town Rate: 5.00 Filed: October 24, 2006	\$100,000.00
6.	Merton County of Waukesha Application #: 02007059 Purpose: Finance bridge project and plow truck	Town Rate: 5.25 Filed: November 21, 2006	\$183,463.76
7.	Mondovi County of Buffalo Application #: 02007065 Purpose: Finance improvements to building and lots	City Rate: 5.25 Filed: November 29, 2006	\$530,000.00
8.	Niagara County of Marinette Application #: 02007067 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: December 1, 2006	\$500,000.00
9.	Osseo-Fairchild County of Clark, Eau Claire, Jackson and Trempealeau Application #: 02007061 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 24, 2006	\$1,316,655.00
10.	Prescott County of Pierce Application #: 02007063 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: November 6, 2006	\$395,000.00
11.	Saint Croix Falls County of Polk Application #: 02007064 Purpose: Construct new town hall and shop	Town Rate: 5.25 Filed: November 28, 2006	\$300,000.00
12.	Watertown County of Dodge and Jefferson Application #: 02007057 Purpose: Repair dam and rehab old hospital	City Rate: 5.50 Filed: November 14, 2006	\$1,262,018.00
		<b>TOTAL</b>	<b>\$6,118,035.76</b>

### ITEM 3. TRUST LAND SALES TO THE DNR

#### A. Hay Meadow Creek State Natural Area

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Hay Meadow Property to the Wisconsin Department of Natural Resources at the price of Five Hundred Thousand Dollars (\$500,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines

to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 3. TRUST LAND SALES TO THE DNR**  
**B. Haley Creek State Natural Area**

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Haley Creek Property to the Wisconsin Department of Natural Resources at the price of Four Hundred Twenty-Five Thousand Seven Hundred Dollars (\$425,700) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 3. TRUST LAND SALES TO THE DNR**  
**C. Squirrel River Pines State Natural Area**

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Squirrel River Property to the Wisconsin Department of Natural Resources at the price of Two Hundred Eighty-Eight Thousand Dollars (\$288,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

**ITEM 3. TRUST LAND SALES TO THE DNR**  
**D. Willow Flowage Property**

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of the Willow Flowage Property to the Wisconsin Department of Natural Resources at the price of Thirty-Eight Thousand Dollars (\$38,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

#### **ITEM 4. TRUST LAND PURCHASES**

##### **A. American Timberlands Property**

Board Chair La Follette explained that the DNR would retain development rights and the BCPL would retain the timber harvest rights, which reduced the value of the property. The property is adjacent to Trust Lands currently managed by the BCPL.

**MOTION:** Commissioner Voight moved to approve the purchase; Board Chair La Follette seconded the motion.

Commissioner Voight expressed concern that the recreational uses permitted under the conservation easement may negatively impact BCPL timber production. Executive Secretary Nelson explained that the DNR asked the BCPL to partner with them to purchase the property. She added that the BCPL would hold title to the land. The DNR holds a conservation easement on the property, which gives them the responsibility to manage the recreational uses. She assured Commissioner Voight that timber production would not be impacted. The conservation easement stipulates that the DNR cannot diminish the BCPL's right to timber.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the purchase of the American Timberlands Property from the DNR at the price of One Million Four Hundred Sixty-Seven Thousand Dollars (\$1,467,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The transaction is contingent upon BCPL having sufficient funds available in land bank accounts to close the purchase. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such purchase transaction.

**IT IS FURTHER RESOLVED** that the Board of Commissioners of Public Lands approves the granting of a conservation easement on the American Timberlands Property to the DNR on such terms and conditions as the Executive Secretary determines to be reasonable. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to grant such conservation easement to the DNR.

The resolution passed, 2-0.

#### **ITEM 4. TRUST LAND PURCHASES**

##### **B. Tyler Property**

Board Chair La Follette explained that this property would be purchased from an private individual. The property being purchased is located within Trust Land boundaries.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the purchase of the Tyler Property at the price of Three Hundred Ninety-Three Thousand Dollars (\$393,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The transaction is contingent upon BCPL having sufficient funds available in land bank accounts to close the purchase. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

#### **ITEM 5. FY07 TIMBER SALE REPORT**

Board Chair La Follette explained that the agenda item was informational only and no action was required.

Board Chair La Follette asked District Office Administrator Paus to thank the staff for their work on the land sales and purchases.

#### **ITEM 7. COMMENDATION FOR MICHAEL PAUS**

**WHEREAS** Michael Paus is retiring in January of 2007 after more than 20 years of dedicated service to the Board of Commissioners of Public Lands;

**WHEREAS** Mr. Paus began his state service in October of 1978 and transferred to the Board of Commissioners of Public Lands in October of 1986;

**WHEREAS** Mr. Paus ably served the Board of Commissioners of Public Lands in a number of different capacities over the years; and

**WHEREAS** the hard work and dedication of Mr. Paus contributed significantly to many of the accomplishments of the Board of Commissioners of Public Lands over those years.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands hereby recognizes **MICHAEL PAUS** with gratitude for his many years of dedicated service and makes this action a part of the official record.

**MOTION:** Commissioner Voight moved to approve the resolution; Board Chair La Follette seconded the motion. The motion passed, 2-0.

#### **ITEM 6. EXECUTIVE SECRETARY'S REPORT**

Nothing to report. The Commissioners confirmed that they would hold a teleconference board meeting on January 2.

#### **ITEM 8. ADJOURN**

**MOTION:** Commissioner Voight moved to adjourn the meeting; Board Chair La Follette seconded the motion. The motion passed; 2-0.

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Tia Nelson, Executive Secretary

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**BOARD MEETING  
JANUARY 2, 2007**

**AGENDA ITEM 3  
APPROVE LOANS**

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
1. Delafield County of Waukesha Application #: 02007069 Purpose: Finance street project, vehicles and equipment	City Rate: 5.00 Filed: December 6, 2006	\$653,200.00
2. Hurley County of Iron Application #: 02007070 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: December 15, 2006	\$1,015,000.00
3. Mason County of Bayfield Application #: 02007071 Purpose: Purchase ambulance and addition to building	Town Rate: 5.00 Filed: December 20, 2006	\$43,771.00
	<b>TOTAL</b>	<b>\$1,711,971.00</b>

**BOARD MEETING  
JANUARY 2, 2007**

**AGENDA ITEM 4A  
SAWYER COUNTY LAND SALE**

At its May 16, 2006, meeting the Board approved a land sale to Sawyer County of all BCPL land contained within the boundaries of the Sawyer County Forest. At the time of Board approval of this sale the total value of the property was unknown. The Board also approved evenly dividing the cost of an appraisal between the BCPL and Sawyer County. The appraisal includes the descriptions contained in the Executive Summary of the September 5<sup>th</sup>, 2006 appraisal completed by Solum and Associates for a total of 1397.99 acres and a valuation of \$1,703,795.

A December 15, 2006, Summary Report of the Market Value Impact Attributable to Public Access was prepared by Solum and Associates. This report determined the market value impact for the right of public access to be a reduction of \$27,000 on the affected 280 acres described in the report. The revised total valuation of the 1397.99 acres to be sold to Sawyer County would be \$1,676,795 (\$1,730,798 - \$27,000). The revised value per acre is now approximately \$1,200.

Sawyer County is outside of the BCPL's nine county Consolidation Zone. This sale qualifies for disposition based on the Sale Criteria for evaluating BCPL land sales and the Land Consolidation Plan approved by the Board at the July 10, 2003, Board meeting. The property will be sold to Sawyer County at the appraised value with the proceeds of the sale deposited in the Land Bank.

Due to the nature and availability of funds and loans, Sawyer County would like to spread the 1397.99 acre acquisition over the 2007 calendar year.

*Attachments:*

*Exhibit A – Summary Analysis of Potential Property Sale (2 pages)*

*Exhibit B – Appraisal Certification (8pages)*

*BCPL Project Maps*

**BOARD MEETING  
JANUARY 2, 2007**

**AGENDA ITEM 4A  
SALE OF PROPERTY IN SAWYER COUNTY TO SAWYER COUNTY**

**RECITALS**

- A. The Sawyer County Board has determined that certain property located in Sawyer County is required for county use. The certain property shall be referred to as the "Property" and is legally described as:
- a. The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter in Section Twenty-Five (25), the Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Northwest Quarter in Section Twenty-Six (26), the Northeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter and Northwest Quarter of the Southeast Quarter in Section Twenty-Seven (27), the Northwest Quarter of the Northeast Quarter in Section Thirty-Four (34) and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter in Section Thirty-Five (35), all located in Township Thirty-Seven North (T37N), Range Nine West (R9W);
  - b. The Southwest Quarter of the Southwest Quarter in Section Twenty-Six (26), the Northwest Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter in Section Thirty-Five (35) all located in Township Thirty-Seven North (T37N) Range 6 West (R6W);
  - c. The Northwest Quarter of the Northwest Quarter in Section Seven (7) in Township Forty-Two North (T42N) Range Eight West (R8W); and
  - d. The Northeast Quarter of the Northeast Quarter in Section Six (6), The Northwest Quarter of the Southwest Quarter in Section Nine (9), The Northeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter in Section Twelve (12), the Northeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter in Section Thirteen (13), the Southeast Quarter of the Southwest Quarter in Section Fifteen (15) and the Northeast Quarter of the Northwest Quarter in Section Twenty-Two (22) all located in Township Forty-Two North (T42N) Range Nine West (R9W).
- B. The Property is currently owned by the Board of Commissioners of Public Lands.

- C. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- D. At its May 16, 2006 board meeting, the Board of Commissioners of Public Lands authorized the sale of land located in Sawyer County to Sawyer County at a price to be determined by a future appraisal.
- E. The Property has now been independently appraised by Solum & Associates and determined to have an unencumbered value of One Million Seven Hundred Three Thousand Seven Hundred Ninety-Five Dollars (\$1,703,795.00). Because BCPL is required by section 24.11(3), Wis. Stats., to reserve certain public access rights to certain parcels of the Property that contain navigable waters, Solum determined that a discount of Twenty-Seven Thousand Dollars (\$27,000.00) should be applied to the unencumbered valuation in order to determine the valuation of the Property as it would be conveyed to Sawyer County. Solum & Associates have concluded the Property to be conveyed has a total value of One Million Six Hundred Seventy-Six Thousand Seven Hundred Ninety-Five Dollars (\$1,676,795). Copies of Solum's appraisal certifications are attached hereto as Exhibit B.
- F. Sawyer County has offered to purchase the Property for the sum of One Million Seven Hundred Three Thousand Seven Hundred Ninety-Five Dollars (\$1,703,795) less an appropriate discount for any reservation of rights that may encumber the Property
- G. The offered price less a Twenty-Seven Thousand Dollar (\$27,000.00) discount is equal to the appraised value.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands approves the sale of all or any portion of the Property to Sawyer County at the appraised values determined by Solum & Associates whose total appraised value of the Property is One Million Six Hundred Seventy-Six Thousand Seven Hundred Ninety-Five Dollars (\$1,676,795). Such sale(s) shall be conducted in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. Any transactions conducted under this approval shall be closed no later than December 31, 2007. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction(s).

50601  
Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Sale  
Draft 2, September 27, 2006

County & Township of Parcel(s) Sawyer Edgewater, Meadow Brook & Lenroot

File # (Obtain from Accountant) 50601

Name of Buyer (Government Entity): Sawyer County

Buyer Contact Person: Kris Mayberry, County Clerk

Address of Buyer: P.O. Box 836  
Hayward, WI 54843

Buyer Phone # (715) 638-3243

Appraised Value: \$1,703,795<sup>00</sup>

Acres of productive forest land in parcel(s): 1175

Acres of non productive land in parcel(s): 223

Acres of land with public access in parcel(s): 1398 (some through County land)

Acres of land without public access in parcel(s): 0

Comments (parcel cover type or other attributes of parcel or transaction):

Subject property is within Sawyer County Forest and has been requested for purchase by Sawyer County. Some parcels are well timbered with Northern Hardwood and others with swamp conifers.

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**Sale Criteria**

**1. Title**

- Ownership verified with Register of Deeds
- Title appears merchantable.

**2. Timber Management**

- Parcel is located outside of Consolidation Zone
- Parcel is an isolated unproductive parcel within the Consolidation Zone

**3. Access**

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- If parcel has no current access, there is no financial benefit in purchasing access prior to selling this parcel
- Parcel has both road access & walking access across County land. No parcels will be retained.*

**4. Parcel Required By Other Government Entity**

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
- Parcel is otherwise required by another unit of government
- 

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes
- No

  
Signature of Forest Land Supervisor

12-01-06  
Date

# SOLUM & ASSOCIATES

Real Estate Valuation & Consultation  
329 S. River Street, P.O. Box 280, Spooner, WI 54801  
(715) 635-9336 Fax (715) 635-9383 email: craig@solumappraisal.com

September 5<sup>th</sup>, 2006

Mr. Michael Paus, District Office Administrator  
**STATE OF WISCONSIN**  
**BOARD OF COMMISSIONERS OF PUBLIC LANDS**  
P.O. Box 277  
Tomahawk, WI 54539

Mr. Kris Mayberry, County Clerk  
**SAWYER COUNTY**  
P.O. Box 836  
Hayward, WI 54843

Mr. Paus and Mr. Mayberry:

The appraisal reports for the State of Wisconsin Board of Commissioners of Public Lands properties located in Sawyer County are completed. The legal descriptions and market value indications for the properties appraised are:

Location	Acreage	Recreational Market Value
<b>Township of Edgewater T37N R9W</b>		
Sections 25 & 26, T37N, R9W NE-SW, NW-SW Sec. 25 NE-SE, NW-SE, SW-SE, SE-SE, Sec. 26	240 Acres	\$363,000
Section 26, T37N, R9W SW-NW	40 Acres	\$ 62,000
Section 27, T37N, R9W NE-SW, SW-SW, NW-SE	120 Acres	\$224,000
Section 34, T37N, R9W NW-NE	40 Acres	\$ 78,000
Section 35, T37N, R9W NE-NW, NW-NW	80 Acres	\$164,000
<b>Total Market Value – Edgewater</b>	<b>520 Acres</b>	<b>\$891,000</b>
<b>Average Price per Acre</b>		<b>\$1,713.46</b>

Location	Acreage	Recreational Market Value
<b>Township of Meadow Brook T37N R6W</b>		
Sections 26 & 35, T37N, R6W SW-SW, Sec. 26 NW-NW, SW-NW, SE-NW, NW-SW, SW-SW, Sec. 35	240 Acres	\$ 59,000
<b>Total Market Value –Meadow Brook</b>		<b>\$ 59,000</b>
<b>Average Price per Acre</b>		<b>\$245.83</b>

Location Township of Lenroot T42N R8-9W	Acreage	Recreational Market Value
Section 6, T42N, R9W NE-NE	42.12 Acres	\$ 66,000
Section 9, T42N, R9W NW-SW	40 Acres	\$ 53,000
Section 12, T42N R9W NE-NE,SW-NE,SE-NE,NE-SW, SW-SW,NW-SE	275.87 Acres	\$182,000
Section 7, T42N R8W NW-NW		
Section 13, T42N, R9W NE-NE,SW-NE,SE-NE,NE,SW SW-SW,NW-SE	200 Acres	\$130,000
Section 15, T42N, R9W SE-SW	80 Acres	\$107,000
Section 22, T42N, R9W NE-NW		
<b>Total Market Value – Lenroot</b> <b>Average Price per Acre</b>	<b>637.99 Acres</b>	<b>\$538,000</b> <b>\$843.27</b>

## SUMMARY OF THE MARKET VALUE INDICATIONS

The 11 Narrative Appraisal Reports support the market value of the typical wooded acreage in Sawyer County with comparable characteristics to the subject properties, as if the timber stumpage present had been selectively harvested. The timber cruise data for the subject property supplied by the Board of Commissioners of Public Lands and produced by Chestnut Ridge Forestry from Cloudcraft, New Mexico is utilized to produce the reconciled market value of the premium timber stumpage present on the properties. The Board of Commissioners of Public Lands and Sawyer County has reconciled that amount at \$215,795.

The summation of the base acreage value and the excess timber stumpage value produces the total reconciled market value of the subject properties.

The following is a summary of the market values of the recreational acreage and the reconciled premium timber stumpage value.

<b>Total Acres in Valuation</b>	<b>1,397.99 Total</b>
<b>Recreational Market Value of Acreage</b>	<b>\$1,488,000.00</b>
<b>Stipulated Premium Timber Stumpage Value</b>	<b>\$ 215,795.00</b>
<b>TOTAL MARKET VALUE INDICATION</b>	<b>\$1,703,795.00</b>
<b>ROUNDED AVERAGE PRICE PER ACRE</b>	<b>\$ 1,218.75</b>

# **SOLUM & ASSOCIATES**

Real Estate Valuation & Consultation

329 S. River Street, P.O. Box 280, Spooner, WI 54801

(715)635-9336 Fax(715)635-9383 email [craig@solumappraisal.com](mailto:craig@solumappraisal.com)

December 15<sup>th</sup>, 2006

Ms. Tia Nelson, Executive Secretary

**STATE OF WISCONSIN**

**Board of Commissioners of Public Lands**

125 S. Webster Street, Room 200

P.O. Box 8943

Madison, WI 53708-8943

Mr. Kris Mayberry, County Clerk

**SAWYER COUNTY**

P.O. Box 836

Hayward, WI 54843

**Subject: Summary Report of the Market Value Impact Attributable to Public Access  
For the Board of Commissioners of Public Lands Property  
280 Acres Located in Sections 12 & 13, Township 42 North, Range 9 West  
Town of Lenroot, Sawyer County, Wisconsin**

Ms. Nelson and Mr. Mayberry:

In accordance with your request, I have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled me to form an estimate of the market value impact for the right of public access for the **Board of Commissioners of Public Lands Property** located in the Town of Lenroot, Sawyer County, Wisconsin. The subject property is more particularly described as:

**The Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 12; and East One Half of the Northeast Quarter, the Southwest One Quarter of the Northeast One Quarter, the Southeast One Quarter of the Northwest One Quarter and the Northeast One Quarter of the Southwest One Quarter, Section 13, all located in Township 42 North, Range 9 West, Sawyer County, Wisconsin.**

Based on the inspection of the property and the investigation and analyses undertaken, I have formed an opinion that the market value impact attributable to the right for public access to the subject property as of August 31<sup>st</sup>, 2006 is:

**TWENTY SEVEN THOUSAND DOLLARS**

**(\$27,000)**

The summary analysis report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the subject property, comparable data, the results of the investigations and analyses, and the reasoning leading to the conclusions set forth.

Respectfully submitted,  
**SOLUM & ASSOCIATES**

A handwritten signature in black ink, appearing to read "Craig L. Solum". The signature is written in a cursive, flowing style.

Craig L. Solum, MAI  
WI Certified General Appraiser #26

## **CERTIFICATION OF THE APPRAISER**

I hereby certify, to the best of my knowledge and belief:

- The statements contained in the appraisal are true, and the information upon which the opinions expressed therein are based is correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, they are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- That I have no direct or indirect present or contemplated future personal interest in such property or in any monetary benefit from the sale, transfer or disposition of such property appraised.
- That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- That neither my engagement to make this appraisal (or any future appraisals for this client), nor any compensation therefore, are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The appraisal was not based on a request for a minimum valuation or a specific valuation.
- This appraisal and the analyses, opinions, and conclusions were developed in conformity with the Uniform Standards of Professional Appraisal Practice, the Code of Ethics and Reporting Standards of the Appraisal Institute and the Uniform Standards for

Federal Land Acquisitions.

- That Craig L. Solum, MAI, has personally inspected the property herein appraised.
- That I have not revealed the findings and results of such appraisal to anyone other than the retaining client and will not do so until so authorized by said client, or until I am required to do so by due process of law, or until released from this obligation by having publicly testified as to such findings.
- I verified to the extent possible the comparable sales relied upon in making said appraisal.
- The subject and comparable sales relied upon in making said appraisal were as represented herein.

The subject is owned by the State of Wisconsin. The property has not sold or transferred within the past five years. The property is not currently listed for sale. There is a pending offer to purchase between the State of Wisconsin and Sawyer County.

Based on the inspection of the property and the investigation and analyses undertaken, I have formed an opinion that the market value impact attributable to the right for public access to the subject property as of August 31<sup>st</sup>, 2006 is:

**TWENTY SEVEN THOUSAND DOLLARS**

**(\$27,000)**

December 15<sup>th</sup>, 2006



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**SOLUM & ASSOCIATES**

Craig L. Solum, MAI

Wisconsin Certified General Appraiser #26

# SAWYER COUNTY SALE OVERVIEW

BCPL Project #: S0601

Sawyer County -

Common Project Name: Sawyer County Sale

(1397.99 Acres - Fund 745)

Washburn County

Sawyer County

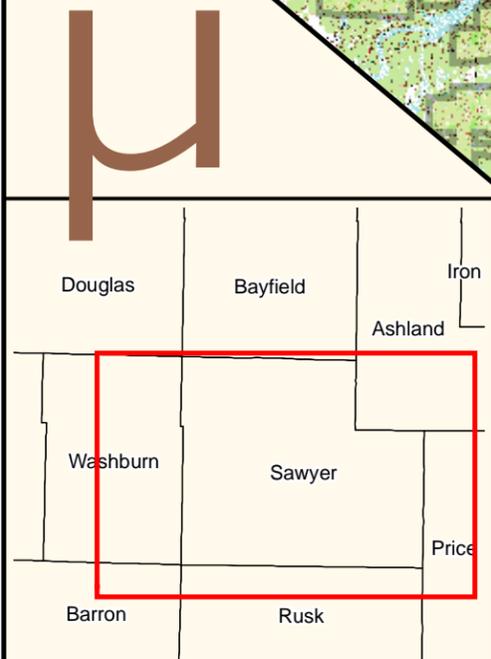
Rusk County

## Legend

-  Sawyer County Sale
-  BCPL Land
-  DNR PROJECT LANDS
-  COUNTY FOREST

1 inch equals 3.9 miles

0 1.25 2.5 5 Miles



# SAWYER COUNTY SALE Water Impacted Parcels Map

BCPL Project #: S0601

Sawyer County -

Common Project Name: Sawyer County Sale

(280 Acres Impacted)

Sawyer County

TOWNSHIP OF LENROOT

### Legend

-  Sawyer County Water Impacted
-  Sawyer County Sale
-  BCPL Land
-  DNR PROJECT LANDS
-  COUNTY FOREST

1 inch equals 0.3 miles

0 0.1250.25 0.5 Miles

